

Site Map and Grading Plan Requirements

The site map and grading plan shall contain all the following information. Specifications shall contain information covering construction and material requirements.

- 1) Existing and proposed topography of the site taken at a contour interval sufficiently detailed to define the topography over the entire site. Ninety percent of the contours shall be accurate within one-half contour interval of the true location.
- 2) Contour lines that extend a minimum of 100 feet off the site, or sufficient to show on- and off-site drainage.
- 3) The site's property lines shown in true location with respect to the plan's topographic information.
- 4) Spot elevations for proposed:
 - a) Lot corners;
 - b) Side yard critical break points where water flows to either front or back of property;
 - c) Arrows indicating direction of flow where slopes are flatter than 2.5%;
 - d) Emergency Overflows (EOFs) for:
 - i) Pond overflow;
 - ii) Street and cul-de-sac overflow;
 - iii) Landscaped basins (typically rear yard basins with a catch basin);
 - iv) Impounded swales that depend upon a storm conveyance system (i.e. pipe or sewer) for drainage;
 - e) Inverts for all points where surface water enters a storm conveyance system;
 - f) Grade elevations at the front and back of each residential structure;
- 5) Elevations of adjacent structures that may be affected by site EOFs and drainage;
- 6) Normal water level and 100-year water level for all ponds and wetlands;
- 7) Location and elevation of floodplains on or within 100 feet of the subject property boundaries;
- 8) Location of wetland delineations;
- 9) Location of wetland and mitigation area buffer signs;
- 10) Label percent slopes of all driveways with a grade of 8 percent or more;
- 11) Location and graphic representation of all existing and proposed natural and manmade drainage facilities.
- 12) Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drain.
- 13) Location and graphic representation of proposed excavations and fills, of on-site storage of soil and other earth material, and of on-site disposal.
- 14) Location of proposed final surface runoff and erosion and sediment control measures.
- 15) Quantity of soil or earth material in cubic yards to be excavated, filled, stored or otherwise utilized on-site.
- 16) Outline of the methods to be used in clearing vegetation, and in storing and disposing of the cleared vegetative matter.
- 17) Proposed sequence and schedule of excavation, filling and other land disturbing and filling activities, and soil or earth material storage and disposal.
- 18) Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners which are within 50 feet of the property or those buildings or structures which may be affected by the proposed grading operations.

19) Locating of all best management practices (BMPs) including:

- a) Silt fence;
- b) Additional swale and slope breaks for controlling the energy of extended areas surface water flow;
- c) Temporary sedimentation ponds;
- d) Rock construction entrances with a note that acknowledges these features will be inspected daily and frequently maintained.
- e) Catch basin inserts (both street and yard)

Minimum Specifications:

- 1) Maximum grade is 4:1 (H:V).
- 2) Minimum grade is a continuous 2% (not averaged over any length of 10 feet or more).
- 3) Drainage paths should be aligned to property lines whenever possible, and must be located within drainage and utility easements.
- 4) Wetland and wetland buffers must be located within drainage and utility easements.